

FACTSHEET

TITLE: **PRELIMINARY PLAT NO. 02017, VINTAGE HEIGHTS 3RD ADDITION**, requested by Engineering Design Consultants on behalf of Hampton Development Services, for approximately 182 lots, with requests to waive lot frontage, lot depth-to-width ratio and sidewalks on the south side of Venice Court, on property generally located at South 91st Street and Pine Lake Road.

STAFF RECOMMENDATION: Conditional approval, as revised on November 27, 2002.

ASSOCIATED REQUESTS: Annexation No. 02009 (03-23); Change of Zone No. 3374 (03-24); and Special Permit No. 1762A, Vintage Heights 3rd Addition Community Unit Plan (03R-33).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 11/27/02
Administrative Action: 11/27/02

RECOMMENDATION: Conditional Approval, as revised by staff on November 27, 2002, with amendment to Condition #1.1.8 as requested by the applicant (7-0: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn voting 'yes'; Duvall and Taylor absent).

FINDINGS OF FACT:

1. This preliminary plat and the associated annexation, change of zone and amendment to the community unit plan were heard at the same time before the Planning Commission on November 27, 2002.
2. The applicant is requesting the following waivers on the preliminary plat:
 - A. To allow double frontage lots
 - B. Lot depth-to-width ratio
 - C. Sidewalks on the south side of Venice Court
3. The staff recommendation of conditional approval, including approval of the waiver of lot depth-to-width ratio, but denial of the waiver of lot frontage and sidewalks, is based upon the "Analysis" as set forth on p.9-11, concluding that the proposal, with conditions of approval, is in conformance with the Comprehensive Plan and complies with the Zoning and Subdivision Ordinances.
4. At the public hearing on November 27, 2002, the staff revised its recommendation to approve the waiver of lot frontage in order to allow double frontage lots because of the overhead transmission line easement on the 91st Street right-of-way (See Condition #2.5 on p.12). The staff had also previously revised its recommendation, amending Conditions #1.1.13 on p.12, and #3.2.6 on p.13.
5. The applicant's testimony is found on p.15. The applicant agreed with the staff recommendation and revised conditions of approval; however, the applicant requested amendment to Condition #1.1.8 in order to eliminate the T-turnaround and extend Venice Court to the north to Sicily Lane. This extends the street straight through and will reduce the project by two units. (Also see Minutes, p.15).
6. There was no testimony in opposition.
7. On November 27, 2002, the Planning Commission agreed with the revised staff recommendation and voted 7-0 to recommend conditional approval, as revised on November 27, 2002, including approval of the waiver of lot frontage and approval of the waiver of lot depth-to-width ratio, with the amendment to Condition #1.1.8 as requested by the applicant. The sidewalk waiver request was not granted.
8. On December 2, 2002, a letter reflecting the action of the Planning Commission and the revised conditions of approval was mailed to the applicant (p.2-6).
9. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been submitted by the applicant, approved by the reviewing departments and the revised site plan is attached (p.19).

FACTSHEET PREPARED BY: Jean L. Walker

REVIEWED BY: _____

REFERENCE NUMBER: FS\CC\2003\PP.02017 Vintage Hts 3rd

DATE: January 27, 2003

DATE: January 27, 2003

December 2, 2002

Engineering Design Consultants
Paula Dicero
630 N. Cotner Blvd., Suite 105
Lincoln, NE 68505

Re: Preliminary Plat No. 02017
VINTAGE HEIGHTS 3RD ADDITION

Dear Ms. Dicero:

At its regular meeting on Wednesday, **November 27, 2002**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary plat, **Vintage Heights 3rd Addition**, located in the general vicinity of **S. 91st St. and Pine Lake Rd.**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Block 17(Sheet 1 and 2 of 11) consistent with the larger site plan for Allegrini Terrace(Sheet 1 of 6).
 - 1.1.2 Revise the grading and drainage plan to meet design standards.
 - 1.1.3 A 30' sewer easement to meet design standards.
 - 1.1.4 The minimum building opening elevations for lots adjacent to open drainage channels must be above the elevation of a 100 year storm.
 - 1.1.5 Low flow liners to meet design standards.
 - 1.1.6 The private driveway east of S. 88th Street shown as a private roadway. The private roadway must be named.
 - 1.1.7 Platforms for the north-south portion of Venice Court as it intersects the east-west portion in conformance with the Subdivision Ordinance to the satisfaction of the Public Works & Utilities Department.

- 1.1.8 Venice Court with a permanent turn around in conformance with the Subdivision Ordinance, or extend Venice Court to the north to Sicily Lane. **(**Per Planning Commission at the request of the applicant: 11/27/02**)**
- 1.1.9 Sidewalks on both sides of all streets and private roadways, including the south side and west and east ends of the turnaround of Venice Court.
- 1.1.10 A sidewalk connection from S. 90th Place to S 91st Street north of Lot 43, Block 17.
- 1.1.11 Landscaping between lots backing onto S. 91st Street to meet design standards for lots backing onto major streets and a note on the site plan indicating that on Lots 43-68 and 209, Block 17 stockade fences are not allowed.
- 1.1.12 The building envelope on Lot 140, Block 17 located 10' from 5' wide sidewalk easement to the south to comply with §27.71.230.
- 1.1.13 The paving of So. 88th Street at 33', to the satisfaction of the Public Works & Utilities Department. **(**As revised by staff and approved by Per Planning Commission: 11/27/02**)**

2. The City Council approves associated request:

- 2.1 Annexation #02009
- 2.2 Change of Zone #3374
- 2.3 Special Permit #1762A
- 2.4 A modification to the requirements of the land subdivision ordinance to waive the lot depth to width ratio.
- 2.5 A modification to the land subdivision ordinance to allow double frontage lots. **(**As revised by staff and approved by Planning Commission: 11/27/02**)**

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 You have completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.
- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

- 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
- 3.2.2 To complete the private improvements shown on the preliminary plat and Community Unit Plan.
- 3.2.3 To maintain the outlots and private improvements and plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 3.2.4. To continuously and regularly maintain the street trees along the private roadways and landscape screens.
- 3.2.5 To submit to the lot buyers and home builders a copy of the soil analysis.
- 3.2.6 To pay all improvement costs, except those which the City specifically subsidizes:

The cost of paving over 27' in So. 88th Street..

(As revised by staff and approved by Planning Commission:
11/27/02**)**

- 3.2.7 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.2.8 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 3.2.9 To relinquish the right of direct vehicular access from all lots to Pine Lake Road and S.98th Street
- 3.2.10 To comply with the terms and conditions of the agreement between the subdivider and City as described in a written agreement between the subdivider and the City regarding the ownership, easements, installation,

maintenance, trash pick up and recreation improvements for the mini-park site and bike trails, with terms and conditions acceptable to the Director of the Parks and Recreation Department regarding the mini-park site and bike trails.

- 3.2.11 To perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.
- 3.2.12 That before the initial final plat creating lots abutting S. 98th Street is approved S.98th Street must be paved to two lane rural street standard or security submitted to guarantee its completion.
- 3.2.13 To inform all purchasers and users that the land is potentially located within a 100 year flood plain and that the grading of the lot shall be in conformance with the grading plan approved with the Vintage Heights 3rd Addition Preliminary Plat #02017 or as amended by the Director of Planning.
- 3.2.14 That no portion of a lot shall be graded below the potential 100 year storm elevation shown on the approved preliminary plat.
- 3.2.15 “With the exception of installation, repair and replacement of road improvements, stormwater and drainage improvements, utilities and pedestrian sidewalks and trails approved with a plat or community unit plan, all wetlands on the site are to be preserved, subject to any wetland improvements or wetland expansions from off-site wetland mitigation”.
- 3.2.16 That Lots 43-68 and 209, Block 17 shall not have stockade fences adjacent to S. 91st Street.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

J. Greg Schwinn, Chair
City-County Planning Commission

cc: Owner
Public Works - Dennis Bartels
LES
Alltel Communications Co.
Cablevision
Fire Department
Police Department
Health Department
Parks and Recreation
Urban Development
Lincoln Public Schools
County Engineers
City Clerk
File (2)

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Vintage Heights 3rd Addition
Annexation #02009
Change of Zone #3374
Special Permit #1762A
Preliminary Plat #02017

DATE: November 14, 2002

****As Revised by Planning Commission: 11/27/02****

SCHEDULED PLANNING COMMISSION MEETING:

DATE: November 27, 2002

PROPOSAL: To annex 7.1 acres, preliminary plat 182 lots and amend the special permit for 946 dwelling units and expand the boundaries of the special permit to include the area of the preliminary plat.

WAIVER REQUEST:

Preliminary plat waivers
To allow double frontage lots
Lot depth to width ratio
Sidewalks on south side of Venice Court

LAND AREA:	Annexation/Change Of Zone:	7.1 acres, more or less
	Special Permit:	289.3 acres, more or less
	Preliminary Plat:	38.3 acres, more or less

CONCLUSION: With conditions the request is in conformance with the 2025 Comprehensive Plan, Zoning and Subdivision ordinances.

RECOMMENDATION:

Special Permit, <u>Preliminary Plat:</u>	<u>Conditional Approval</u>
<u>Annexation, Change of Zone:</u>	Approval
Front yard setbacks from 30 to 5 feet for lots as shown on the site plan	Approval
Average lot width from 40' to 27'	Approval
Lot area from 5,000 to 2,680	Approval
<u>To allow double frontage lots</u>	<u>**Revised to Approval by staff on 11/27/02**Denial</u>
<u>Lot depth to width ratio</u>	<u>Approval</u>
<u>Sidewalks on south side of Venice Court</u>	<u>Denial</u>

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Annexation/

Change of Zone: Lot 63 Irregular Tract

Special Permit: Lots 4, 37, 43, 56, 59, 61, 63, and 64 Irregular Tracts, Vintage Heights 6th -11th Additions

Preliminary Plat: Lots 4, 63, 64 Irregular Tracts

LOCATION: Generally located at 91st and Pine Lake Road

APPLICANT: Hampton Development Services
Mr. Robert Hampton
3600 Village Drive, Suite #140
Lincoln, Ne 68516
Phone # (402) 434-5650

OWNER: Same

CONTACT: Paula Dicero
Engineering Design Consultants
630 N. Cotner Blvd., Suite 105
Lincoln, NE 68505
(402)464-4011

EXISTING ZONING: Lot 63 IT is AG, Agricultural, remainder is R-3, Residential

EXISTING LAND USE: Undeveloped and residential

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped, residential	AGR, Agricultural Residential, R-3, Residential
South:	Undeveloped, acreage	AG, Agricultural, B-5, Planned Regional Business
East:	Residential	R-3, Residential, AG, Agricultural
West:	Residential	R-3, Residential, AGR, Agricultural Residential

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Urban Residential in the 2025 Comprehensive Plan (F-25).

The Southeast Lincoln/Highway 2 Subarea Plan shows this area as S.R., Special Residential (page 8). Special Residential could include “churches, domiciliary care facilities, retirement apartments, child care facilities, townhomes or other uses permitted by special permit in residential districts (page 10)”.

Overall Guiding Principles of Residential of the 2025 Comprehensive Plan indicates that affordable housing be “distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood” (page F-65).

Guiding Principles for New Neighborhoods of the 2025 Comprehensive Plan states that “sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards or the Community Unit Plan process” (page F-66) to maximize access and mobility to provide alternatives to the automobile, and that “similar housing types face each other: single family faces single family” (page F-67).

Strategies for New Residential Areas of the 2025 Comprehensive Plan states that developments should encourage “more efficient residential and commercial development to make greater utilization of the community’s infrastructure” (page F-72).

HISTORY:

Date when preliminary plat was submitted:	August 8, 2002
Date when Planning Director’s letter was sent:	September 6, 2002
Date when revised preliminary plat was submitted:	October 2, 2002

On September 27, 1999 Preliminary Plat #99002, Special Permit #1762 Comprehensive Plan Amendment #94-34, Annexation #99005, Change of Zone #3168 was approved by the City Council.

On August 3, 1998, the area to the north of this area was rezoned from AG to R-3, Vintage Heights 1st Addition Preliminary Plat, and CUP were approved by the City Council.

On July 14, 1997, Vintage Heights Preliminary Plat #97002, Change of Zone #3045 from AG to R-3, and Comprehensive Plan Amendment #94-17 to include area in phase I were approved by the City Council.

The area was converted from AA, Single Family Dwelling to AGR, Agricultural Residential during the 1979 zoning update.

UTILITIES: Utilities exist in Pine Lake Road and are extended to this development from the existing Vintage Heights.

TRAFFIC ANALYSIS: Pine Lake Road is classified as an Urban Minor Arterial. S. 91st Street and other streets in the development are local streets.

PUBLIC SERVICE: The nearest fire station is located at 2201 S. 84th Street.

ANALYSIS:

1. This is a request to annex, change the zone from AG, Agricultural to R-3, Residential, preliminary plat, and amend the CUP for Vintage Heights.

2. 961 dwelling units were approved with the previous community unit plan. This amendment proposes to decrease the number of approved dwelling units to allow a total of 946 units.
3. The Public Works & Utilities Department had the following comments:
 1. Sanitary sewer and water mains are satisfactory. The revisions to the drainage and grading plan raise an additional concern, the sanitary sewer in the northeast corner of the plat between 90th and 91st Street. The location is shown at the bottom of a drainage ditch with the required easement on the steep side slopes. This is unsatisfactory and a specific 30' easement is required for this sewer. The blanket easement is unsatisfactory.
 2. The plan still shows drainage flowing from the edge of pavement to the property line rather than the property line to the pavement along Pine Lake Road as required by design standards.
 3. The grading information provided in the NE corner of the plat is unsatisfactory. The plan shows grading a 30' wide swale over the storm sewer in the 91st Street right-of-way. Grading and sidewalk grades in S 91st Street will not be altered. Without the regrading of the right-of-way, it appears that lots to the north will be flooded in the 100 year event. This is unsatisfactory.
 4. Design standards require low flow liners or other means to provide a stable grade or hardened bottom along open drainage channels. None are shown. The bottom of the proposed channel along the north side of the plat is adjacent to platted lots. These lots should be protected up to a 100 year storm. Opening elevations for houses must be shown for lots adjacent to the open drainage channels.
 5. Public Works & Utilities Department still recommends the private driveway east of S. 88th Street be built as a private roadway. Block length requirements as well as potential traffic numbers require a private roadway with Public Works indicating there will not be a median opening in Pine Lake Road at S. 91st Street. More traffic from the townhouse area will use S. 88th Street.
 6. The north-south portion of Venice Court as it intersects the east-west portion is in violation of the platform requirement and must be revised. Venice Court does not have a permanent turn around as per subdivision ordinance requirements.
 7. S. 88th Street is shown with wider pavement and right-of-way per Public Works & Utilities Department comments. All improvement costs will be paid by the developer. The letter of applications speaks to objections to S. 91st Street changes. Public Works & Utilities Department has not requested changes to S. 91st Street at Pine Lake Road but was pointing out to the developer that a median opening will not likely be provided on Pine Lake Road for S. 91st Street in Vintage Heights.
4. The application is in conformance with the 2025 Comprehensive Plan and the Southeast Subarea Plan.

5. A sidewalk connection S. 90th Place to S. 91st Street should be provided for maximum mobility and access. Sidewalks on all sides of public streets and private roadways must also be provided for mobility and access. The applicant requested a waiver to sidewalks on one side of Venice Court. This is not in conformance with the 2025 Comprehensive Plan or the Subdivision Ordinance and should be revised to comply.
6. Public Works & Utilities Department indicated that the intersection platform for the north-south portion of Venice Court as it intersects the east-west portion and Venice Court are not in conformance with the Subdivision Ordinance. Waivers were not requested nor advertised so these waivers cannot be considered at this time.

Preliminary Plat CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.7 Block 17 (Sheet 1 and 2 of 11) consistent with the larger site plan for Allegrini Terrace(Sheet 1 of 6).
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(Per Planning Commission at the request of the applicant: 11/27/02**)**

- 1.1.9 Sidewalks on both sides of all streets and private roadways, including the south side and west and east ends of the turnaround of Venice Court.
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2. The City Council approves associated request:

- 2.1 Annexation #02009
- 2.2 Change of Zone #3374
- 2.3 Special Permit #1762A
- 2.4 A modification to the requirements of the land subdivision ordinance to waive the lot depth to width ratio.
- 2.5 A modification to the land subdivision ordinance to allow double frontage lots. (**As revised by staff and approved by Planning Commission: 11/27/02**)

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The cost of paving over 27' in So. 88th Street..

(As revised by staff and approved by Planning Commission:
11/27/02**)**

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- 3.2.9 To relinquish the right of direct vehicular access from all lots to Pine Lake Road and S.98th Street.
- 3.2.10 To comply with the terms and conditions of the agreement between the subdivider and City as described in a written agreement between the subdivider and the City regarding the ownership, easements, installation, maintenance, trash pick up and recreation improvements for the mini-park site and bike trails, with terms and conditions acceptable to the Director of the Parks and Recreation Department regarding the mini-park site and bike trails.

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- 3.2.16 That Lots 43-68 and 209, Block 17 shall not have stockade fences adjacent to S. 91st Street.

Prepared by:

Becky Horner
Planner

**ANNEXATION NO. 02009;
CHANGE OF ZONE NO. 3374,
SPECIAL PERMIT NO. 1762A,
AMENDMENT TO THE VINTAGE HEIGHTS 3RD ADDITION C.U.P.;
and
PRELIMINARY PLAT NO. 02017,
VINTAGE HEIGHTS 3RD ADDITION**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

November 27, 2002

Members present: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn; Duvall and Taylor absent.

Staff recommendation: Approval of the annexation and change of zone; and conditional approval of the community unit plan and preliminary plat.

Becky Horner of Planning staff submitted a revised staff recommendation to approve the waiver to allow double frontage lots.

Proponents

1. Brian Carstens appeared on behalf of the developer for this mutli-family area. He agreed with the staff recommendation and conditions of approval, except Condition #1.1.8, which he requested be amended to add language, "or extend Venice Court to the north to Sicily Lane." This will eliminate the T-turnaround and extend the street straight through reducing the project by two units. There was no testimony in opposition.

For clarification and future reference, Steward asked staff to explain the recommendation to allow the double frontage lots. Horner stated that it was the staff's understanding that there were single family lots adjacent to the east of this area. Staff now understands that there is an 80' overhead transmission line easement and it is more appropriate to allow the double frontage lots with that transmission line easement. The transmission line easement is on the 91st Street right-of-way.

Horner agreed with the applicant's proposal to amend Condition #1.1.8.

Public hearing was closed.

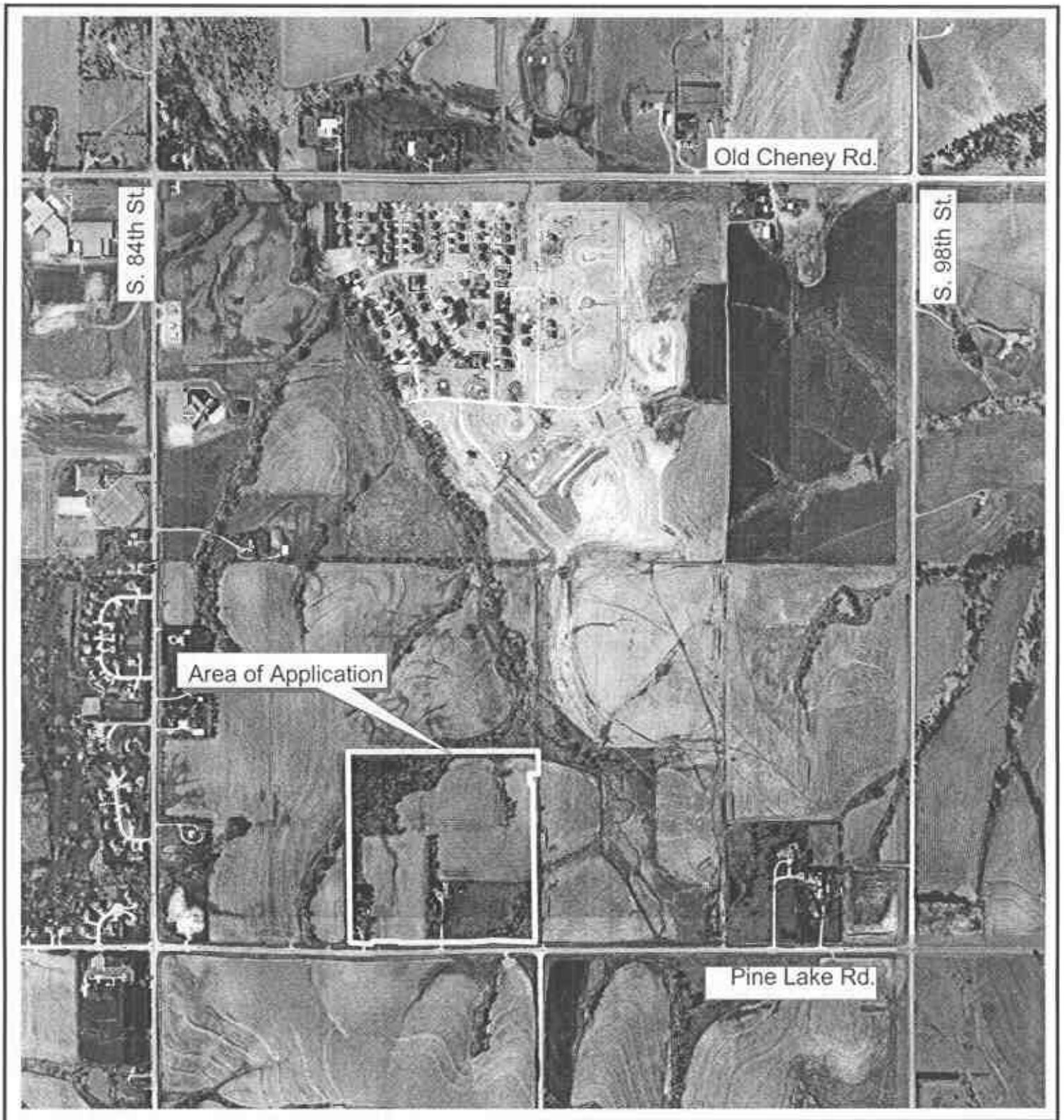
PRELIMINARY PLAT NO. 02017

VINTAGE HEIGHTS 3RD ADDITION.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

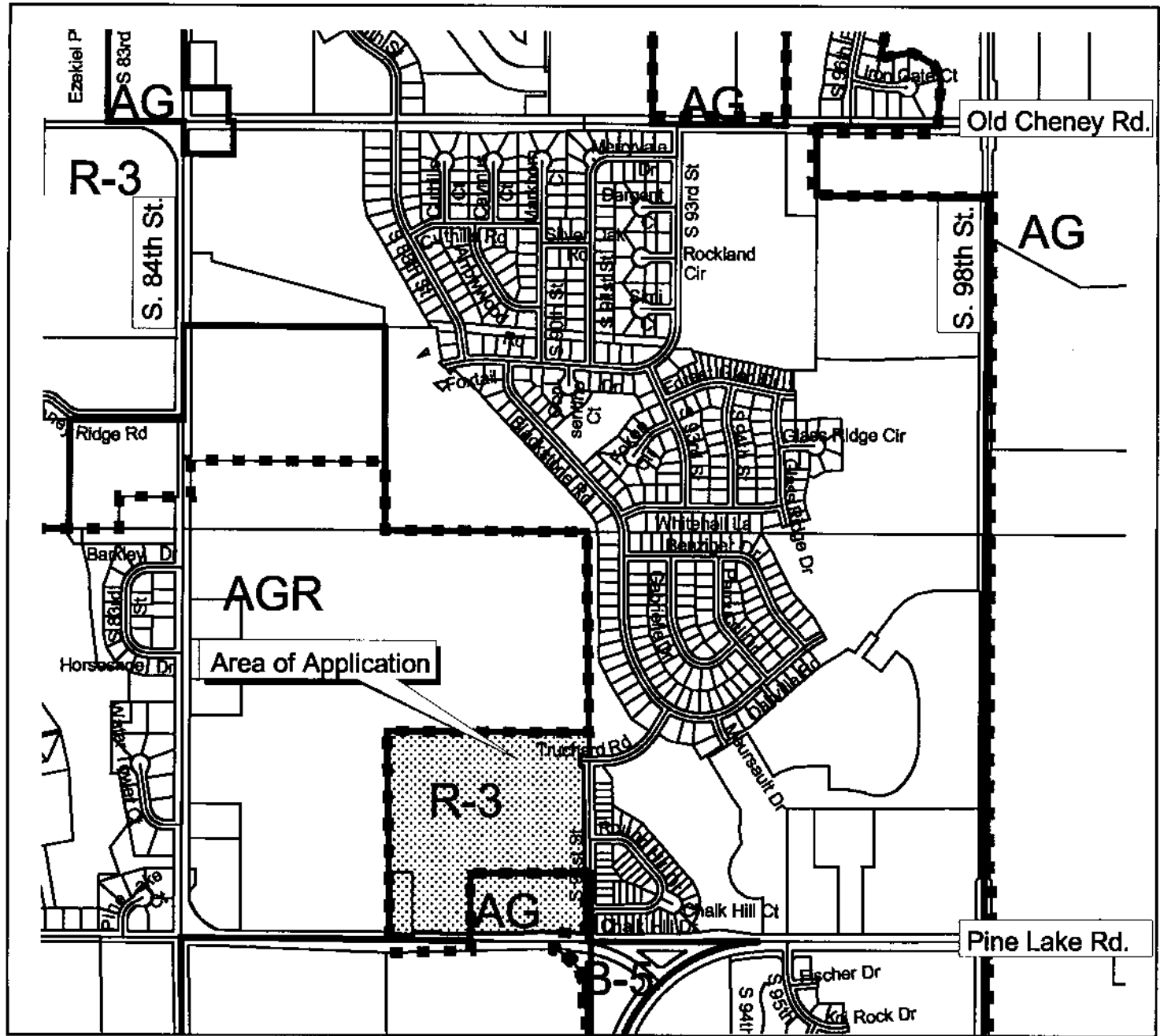
November 27, 2002

Steward moved to approve the staff recommendation of conditional approval, as revised, with amendment to Condition #1.1.8 as requested by the applicant, seconded by Bills-Strand and carried 7-0: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn voting 'yes'; Duvall and Taylor absent.



Preliminary Plat #02017
Vintage Heights 3rd
S. 91st & Pine Lake



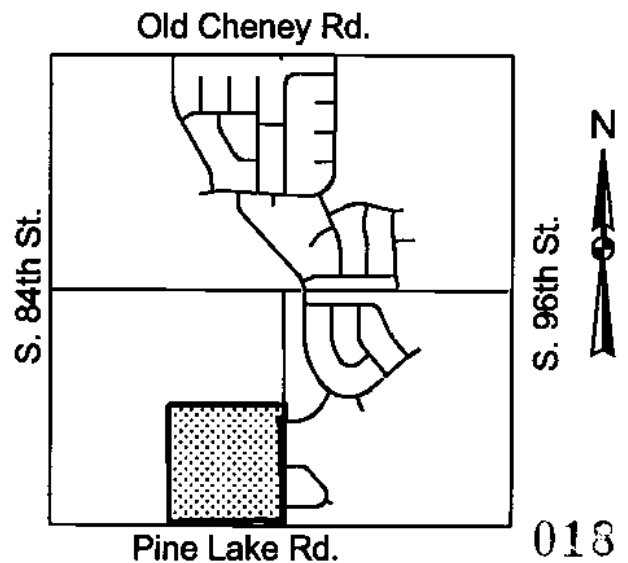
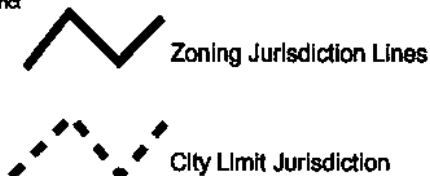


Preliminary Plat #02017 Vintage Heights 3rd S. 91st & Pine Lake

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 14 T9N R7E



018



BRIAN D.
CARSTENS
& ASSOCIATES

LAND USE PLANNING
ARCHITECTURAL
& COMMERCIAL
DESIGN

601 OLD CHERRY ROAD
SUITE 100
LINCOLN, NE 68502

PHONE (402) 434-4444
(402) 434-4444
(402) 434-4444

ALLEGRI
TERRACE
AT

VINTAGE
HEIGHTS

3RD
ADDITION

SPECIAL PRIME
COMMUNITY
UNIT PLAN

PRELIMINARY
PLAT
#2017

CHANGE OF
ZONE
#2017

SOUTH 91 ST &
TUNE LAKE ROAD

LINCOLN, NE

SITE
PLAN

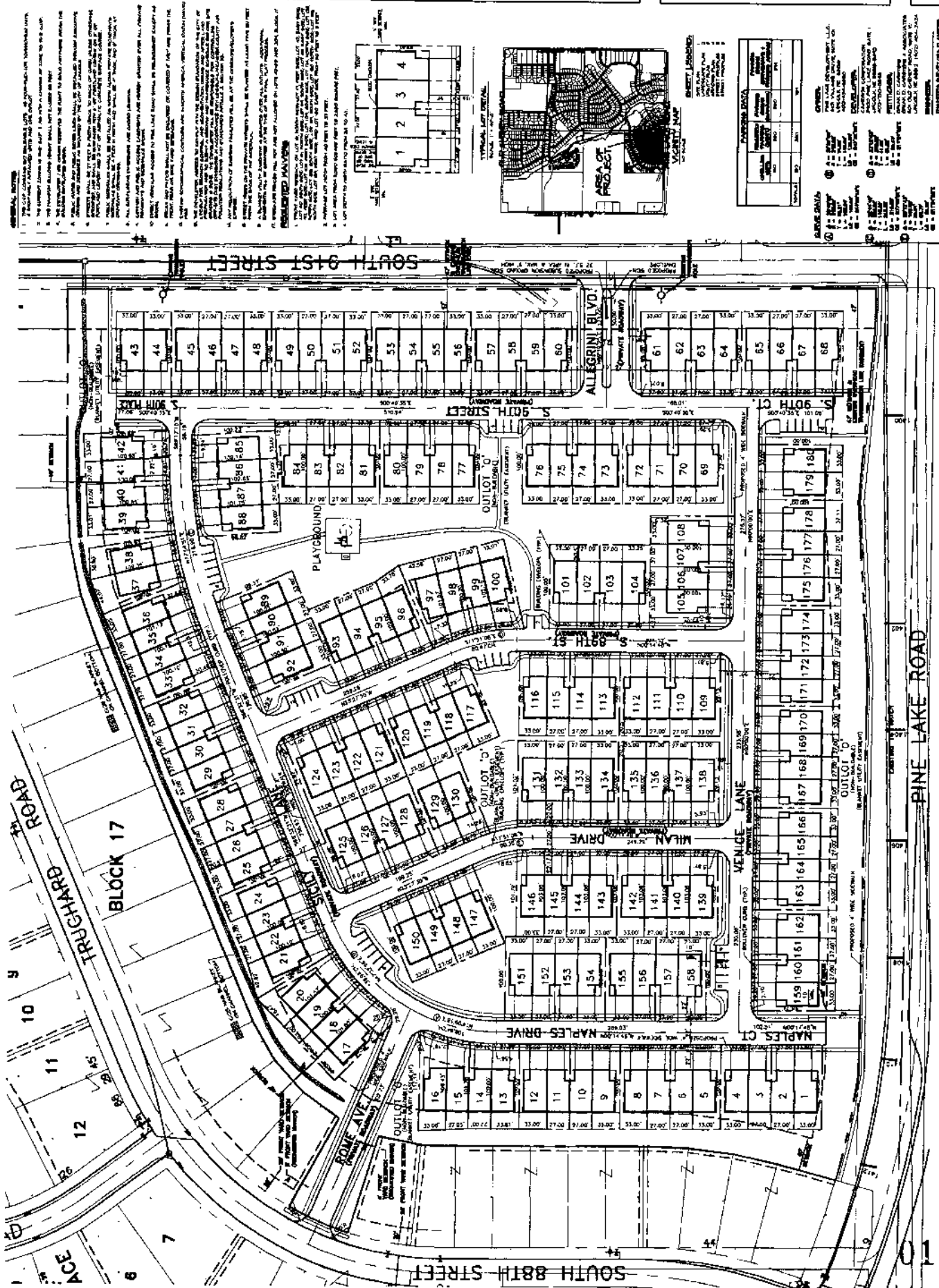


SCALE: 1"=50'

PROJECT NUMBER
#2017-03
DATE
JANUARY 2017

1 OF 6

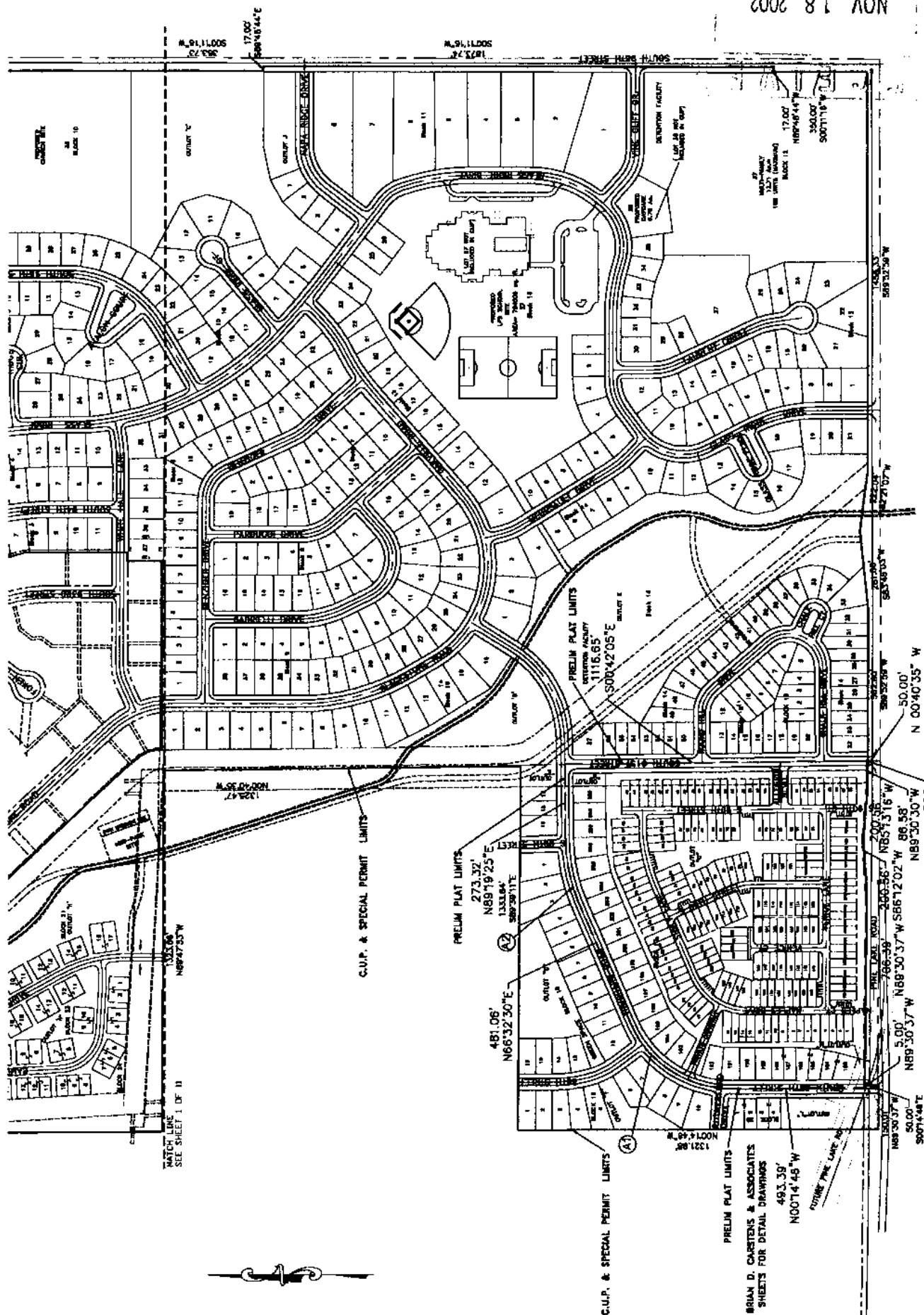
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VINTAGE HEIGHTS 3RD ADDITION
PRELIMINARY PLAT #02017





October 2, 2002

Mr. Marvin Krout, Dir. of Planning
City of Lincoln / Lancaster County
Planning Department
555 South 10th Street
Lincoln, NE 68508

630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

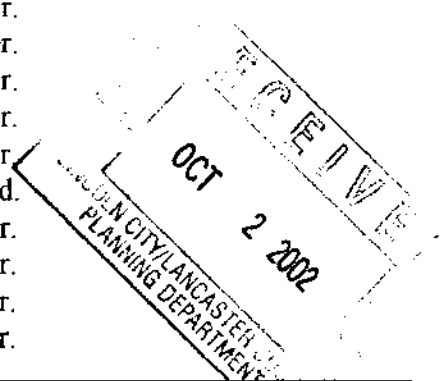
RE: Allegrini Terrace, Vintage Heights 3rd Add. #02017
Amend. CUP #3374 & Special Permit #1762A1
EDC Job #01-032

Dear Mr. Krout:

We are respectfully resubmitting the above mentioned project with comments from the Planning Staff letter dated September 6, 2002, addressed.

- 6 – Copies of sheet 1 of 11 Site Plan
- 6 – Copies of sheet 2 of 11 Site Plan
- 6 – Copies of sheet 10 of 11 Street Tree & Landscape Plan
- 6 – Copies of sheet 11 of 11 Street Tree & Landscape Plan
- 1 – Brian D. Carstens & Associates response letter

1. The project submittal is revised to not request the amendments to be administratively done, as requested.
2. See Brian D. Carstens and Associates response letter.
3. See Brian D. Carstens and Associates response letter.
4. See Brian D. Carstens and Associates response letter.
5. See Brian D. Carstens and Associates response letter.
6. See Brian D. Carstens and Associates response letter.
7. See Brian D. Carstens and Associates response letter.
8. See Brian D. Carstens and Associates response letter.
9. The plat is revised to indicate 66' of right-of-way and 33' of paving for So. 88th St. from Pine Lake Road north to Rutherford Drive.
10. See Brian D. Carstens and Associates response letter.
11. See Brian D. Carstens and Associates response letter.
12. See Brian D. Carstens and Associates response letter.
13. See Brian D. Carstens and Associates response letter.
14. See Brian D. Carstens and Associates response letter.
15. The project number is on the title block, as requested.
16. See Brian D. Carstens and Associates response letter.
17. See Brian D. Carstens and Associates response letter.
18. See Brian D. Carstens and Associates response letter.
19. See Brian D. Carstens and Associates response letter.



20. See Brian D. Carstens and Associates response letter.
21. See Brian D. Carstens and Associates response letter.
22. See Brian D. Carstens and Associates response letter.
23. See Brian D. Carstens and Associates response letter.
24. See Brian D. Carstens and Associates response letter.
25. See Brian D. Carstens and Associates response letter.
26. See Brian D. Carstens and Associates response letter.
27. See Brian D. Carstens and Associates response letter.
28. See Brian D. Carstens and Associates response letter.
29. See Brian D. Carstens and Associates response letter.
30. See Brian D. Carstens and Associates response letter.
31. See Brian D. Carstens and Associates response letter.
32. The surveyor's certificate is signed, as requested.
33. The boundary of the Preliminary Plat is defined by a heavy dashed line and is called out on the drawings, as requested.
34. The title block is revised to indicate this project as Vintage Heights 3rd Addition and all references to an Administrative Amendment are removed, as requested.
35. The Administrative Amendment approval block is removed and a Planning Commission approval block for the Preliminary Plat and a City Council approval block for the special permit, annexation and change of zone are added, as requested.
36. Errors in the Legal Description are corrected, as requested.
37. The Landscape Plans (sheets 10 & 11) are revised to indicate the landscaping shown on the Landscape Plan (sheet 2 of 6), as requested.
38. See Brian D. Carstens and Associates response letter.
39. Administrative Amendment # 02050 is approved and all changes are incorporated into this proposal.

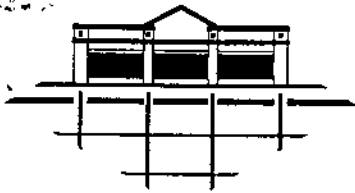
Thank you for working with us through this development review. If you have any further questions or comments, please contact me.

Sincerely,



Paula Dicero
CAD Manager

Enclosure



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

September 30, 2002

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: ALLEGRINI TERRACE AT VINTAGE HEIGHTS 3RD ADDITION
PRELIMINARY PLAT #02017

Dear Mr. Krout,

We are re-submitting the above mentioned project as per the letter from Planning Staff dated September 6, 2002. The following items have been revised:

1. (See Engineering Design Consultants response letter)
2. The water mains in South 90th Street and Naples Court are shown extended South to the 16" water main in Pine Lake Road.
3. The sanitary sewer in South 90th Street and Naples Court are shown extended South into the right-of-way of Pine Lake Road and terminated with a manhole.
4. The proposed grades for Pine Lake Road have been received from Public Works Department. The information received was a proposed grade which is shown on a water main executive order plan. We have shown those grades over the proposed water main.
5. Lyle Loth of E.S.P. has reviewed the storm water issues from Public Works. The grading plan has been modified to show additional information.
6. See note #5 above.
7. Venice Court has been modified to a pavement width of 27 feet on the piece running north/south. The hammerhead of Venice Court is shown with 21 feet wide pavement since there are only 4 units that access the roadway.
8. We have not changed the drawings as requested. After discussions with Bob Hampton, the median at South 91st Street and Pine Lake Road is not acceptable. The location of South 91st Street, a collector street, was decided at the time of the Vintage Heights Preliminary Plat approval. Adjacent residential land uses were determined at that time. South 88th Street has been widened as requested.
9. See note #8 above.
10. See note #8 above.
11. See note #8 above.
12. The outlots have blanket utility easements. Note #16 has been added to the General Notes on sheet 1 of 6 indicating additional easements will be granted at the time of the final plat process as requested by LES.
13. The landscape plan has been revised to replace Spring Snowdrift Crabapple with Donald Wyman Crabapple. Screening has been added along the west and north property line of Outlot 'O'. Screening has also been added on the lots adjacent to South 91st Street.
14. Waiver #2 has been added to the Requested Waivers on sheet 1 of 6 to request the average lot width from 40 feet to 27 feet.
15. (See Engineering Design Consultants response letter)

003-1511-11
CITY OF LINCOLN
PLANNING DEPARTMENT
2 2002

16. Note #1 of the General Notes on sheet 1 of 6 has been modified to indicate that there are "44 four-plex (or townhouse) units and 3 two-family attached units".
17. A sheet legend has been added to sheet 1 of 6.
18. Note #10 of the General Notes on sheet 1 of 6 has been revised to include "except as shown".
19. The plans have been revised to clarify the subdivision sign envelope.
20. On sheet 1 of 6, a dimension and note call out the 47' overhead transmission line easement in a few places.
21. The plans have been revised to clarify the building envelope lines.
22. The references to side yard, back yard and front yard has been removed from all designations to setbacks.
23. The lots between South 90th Street and South 91st Street are shown fronting South 90th Street due to the fact of the transmission lines along South 91st Street. It would not be logical to force 66' driveways under the existing transmission lines. Apartments were originally envisioned along South 91st Street, we feel 4-plex units are more in scale with the duplexes on the east side of South 91st Street.
24. The sidewalks along South 90th Court and Naples Court have been extended out to the sidewalk along Pine Lake Road.
25. See note #8 above.
26. Allegrini Boulevard between South 90th Street and Naples Drive has been renamed to Venice Lane.
27. Sicily Lane has been named Sicily Lane from South 90th Street to the private driveway, from the private driveway to Venice Lane renamed to Naples Drive and from Venice Lane to the south renamed to Naples Court.
28. Waiver #5 of the Requested Waivers on sheet 1 of 6 has been added to request a waiver of sidewalks on the south side of Venice Court.
29. A parking schedule has been added to sheet 1 of 6.
30. Screening has been added as noted in note #13 above. A tree planting detail has been added to the landscape plan.
31. Waiver #4 has been added to the Requested Waivers on sheet 1 of 6 to request a waiver of the depth to width ratio from 3/1 to 4/1.
32. (See Engineering Design Consultants response letter)
33. (See Engineering Design Consultants response letter)
34. (See Engineering Design Consultants response letter)
35. (See Engineering Design Consultants response letter)
36. (See Engineering Design Consultants response letter)
37. (See Engineering Design Consultants response letter)
38. The streets that dead end after intersecting with another street have been named South 90th Place, South 90th Court and Naples Court.
39. (See Engineering Design Consultants response letter)

The requested waivers have been modified as follows:

1. Front yard setback on Lot 42, east side; Lot 60, south side; Lot 61, north side; Lot 69, south side; Lot 85, east side; Lot 92, west side; Lot 105, west side; Lot 109, south side; Lot 124, north side; Lot 140, south side; Lot 141, south side; Lot 148, north side; Lot 153, north side; Lot 160, south side; Lot 161, west side; Lot 182, east side; from 30 feet to 5 feet.
2. Average lot width from 40 feet to 27 feet.
3. Lot area from 5,000 square feet to 2,680 square feet.
4. Lot depth to width ratio from 3/1 to 4/1.
5. Waiver of sidewalks on the south side of Venice Court.

Page 3

Please contact me if you have any further questions.

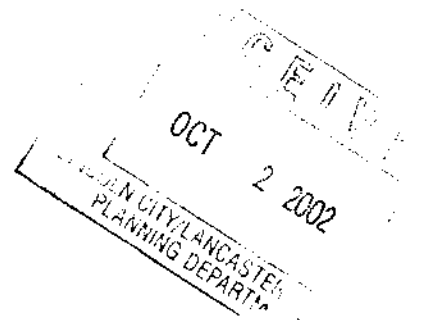
Sincerely,



Brian D. Carstens

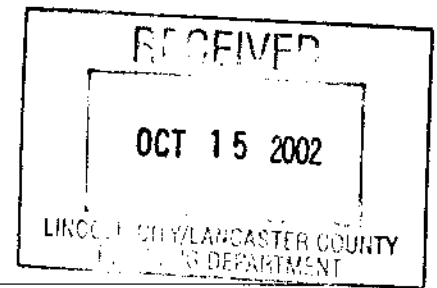
cc. Cameron Homes
Lyle Loth

ENCLOSURES: 6 copies of sheets 1 through 6
8-1/2" x 11" reductions of the plans



026

Memorandum



To: Becky Horner, Planning
From: Dennis Bartels, Public Works and Utilities
Subject: Allegrini Terrace at Vintage Heights 3rd Addition, Preliminary Plat and CUP
Date: October 14, 2002
cc: Randy Hoskins
Ben Higgins
Nicole Fleck-Tooze

Engineering Services has reviewed the preliminary plat and community unit plan for Allegrini Terrace at Vintage Heights 3rd Addition and has the following comments:

1. Sewer and Water - Sanitary sewer and water mains have been revised per previous comments and are satisfactory. The revisions to the drainage and grading plan raise an additional concern, the sanitary sewer in the northeast corner of the plat between 90th and 91st. The location is shown at the bottom of a drainage ditch with the required easement on the steep side slopes. This is unsatisfactory. A specific 30' easement is required for this sewer. The blanket easement is not satisfactory.
2. Drainage and Grading - Revisions were made to the grading along Pine Lake Road but the plan still shows drainage from the edge of pavement to the property line rather than property line to the pavement.

The grading information provided in the northeast corner of the plat is unsatisfactory. The plan shows grading a 30' wide swale over the storm sewer in the 91st Street right-of-way. Grading and sidewalk grades in 91st Street will not be altered. Without the regrading of the right-of-way, it appears that lots to the north will be flooded in the 100 year event. This is unsatisfactory.

Design standards require low flow liners or other means to provide a stable grade or hardened bottom along open drainage channels. None are shown. The bottom of the proposed channel along the north side of the plat is adjacent to on-platted lots. These lots should be protected up to 100 year storm. Opening elevations for houses should be shown for lots adjacent to open drainage channels.

3. Streets - Public Works still recommends the private driveway east of 88th be built as a private roadway. Block length requirements as well as likely traffic numbers require a private roadway

The north-south portion of Venice Court as it intersects the east-west portion is in violation of the platform requirement. Venice Court does not have a permanent turn-around as per subdivision ordinance requirements.

88th Street is shown a wider pavement and right-of-way per Public Works comment. The letter of application speaks to objections to 91st Street changes. Public Works has not requested changes to 91st at Pine Lake Road but was pointing out to the developer that a median opening will likely not be provided on Pine Lake Road for 91st Street in Vintage Heights.

4. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design consideration including, but not limited to, location of water main bends around curved and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Memo



To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: October 8, 2002

Re: Vintage Heights 3rd Addition (Resubmittal PP 02017)

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



INTER-DEPARTMENT COMMUNICATION

DATE August 19, 2002

TO Tom ~~Caika~~, City Planning
Becky

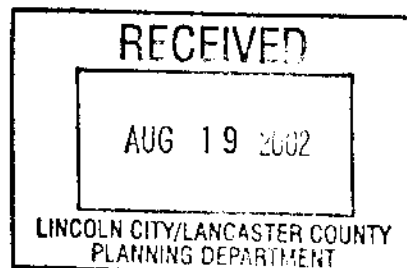
FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #63S-94E

Attached is the Preliminary Plat for Vintage Heights 3rd Addition.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, over all of the outlots. Additional easements will be requested when the Final Plat is submitted.



ST/ss
Attachment
c: Terry Wiebke
Easement File

OFFICEFOI/DEDEAS.Frm



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

To: Tom Cajka <TCajka@ci.lincoln.ne.us>
cc:
Subject: Vintage Heights 3rd Addition

08/20/2002 12:29 PM

Mr. Cajka,

The Lincoln Police Department has no objections to the Vintage Heights 3rd Addition SP # 1762a & PP # 02017.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department

Richard J Furasek
08/28/2002 10:26
AM

To: Thomas J Cajka/Notes@Notes
cc:
Subject: Vintage Heights 3rd Addition

I have reviewed the proposed SP 1762AI, PP02017 & the CUP3374, and find them acceptable from the departments perspective.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # DRF02068

Address

Job Description: Development Review - Fire

Location: VINTAGE HEIGHTS 3RD ADD

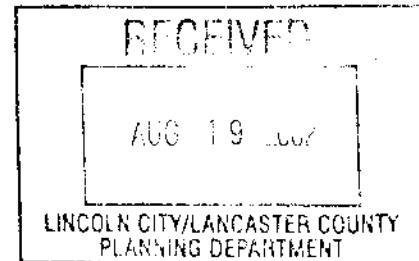
Special Permit: Y 1762A

Preliminary Plat: Y 02017

Use Permit:

CUP/PUD:

Requested By TOM CAJKA



Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards